

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0121 – Energy Control Center Redevelopment      **P.C. DATE:** 07-08-2008  
**C.C. DATE:** 08-07-2008

**AREA:** 1.7 acres

**APPLICANT:** City of Austin – Austin Energy  
(Judy Fowler)

**AGENT:** City of Austin -  
Economic Growth & Redevelopment  
Services (Greg Kiloh)

**ADDRESS:** 301 West Avenue

**NEIGHBORHOOD PLAN AREA:** Downtown

**CAPITOL VIEW:** Yes

**T.I.A.:** Waived – See the Transportation Reviewers comments.

**WATERSHED:** Shoal Creek

**ZONING FROM:** P- Public

**TO:** CBD- CURE

**DESIRED DEVELOPMENT ZONE:** Yes

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends CBD-CURE, Central Business District – Central Urban Redevelopment Combining District. Under CURE, the applicant is proposing to change the allowed Floor-to-Area-Ratio (FAR) in the CBD zoning district from 8-1 to 35-1.

### **DEPARTMENT COMMENTS:**

The site is currently developed with an Austin Energy electric substation and control center. Under resolution number 20071213-065, dated December 13<sup>th</sup>, 2007, the City Council declared its intent and vision for how the particular tracts of property located within the Seaholm Development District should be redeveloped by beginning the process of rezoning the Green Water Treatment Plant site and the Energy Control Center site to CBD-CURE (Exhibit "B").

The Austin City Council on June 18<sup>th</sup>, 2008 unanimously chose Trammell Crow and its partners, Constructive Ventures and USAA Real Estate Co., as the developer of the subject tract. In its proposal, Trammell Crow plans to build a mixed use project consisting of 265 apartments, 500 condos, 235 senior assisted living units, 588,000 square feet of office space, 160,000 square feet of retail and a 375-room hotel. This project will be developed in conjunction with the Green Water Treatment Plant Redevelopment Project (C14-2008-0122).

The property is subject to two overlay districts. The first one is the Capital View Corridor overlay. The purpose of the Capitol View Corridor (CVC) overlay district is to preserve the view of the State Capitol Building by limiting the height of structures located in the capitol view corridors. The CVC overlay affects the property at the extreme northwest and southeast corners. (Exhibit "C")

The Northwest corner is subject to the "Lamar Bridge CVC" and the Southeast corner is subject to the "South Lamar @ La Casa Drive CVC". There is very little area that is affected by the CVC overlay and this overlay should not be a problem for the developer to comply with.

The second overlay district affecting the property is the Downtown Creeks overlay. The purpose of the Downtown Creeks (DC) overlay district is to promote public accessibility to the creeks, to promote pedestrian use of the creeks, and to protect and enhance the scenic character of the creek corridors. The DC overlay district applies to property within 60 feet of the centerline of creeks that is located within the CBD or DMU base districts. The property is located in the North Shore Central Subdistrict of the DC overlay. The DC overlay affects the property on the northeast corner. (Exhibit "D") There is very little area that is affected by the DC overlay and this overlay should not be a problem for the developer to comply with.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	P	City of Austin Energy Control Center
<b>NORTH</b>	CBD	Condominiums
<b>SOUTH</b>	P	City of Austin water treatment plant
<b>EAST</b>	CBD-CURE	Vacant auto storage lot
<b>WEST</b>	DMU-CO	Condominiums

#### **CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2007-0164 (Seaholm)	From P to DMU-CURE- CO	Approved DMU-CURE-CO [Vote: 8-1]	Approved DMU-CURE-CO [Vote: 6-0]
C14-99-0002 (City Pole Yard)	From P to DMU-CO	Approved DMU- CO [Vote: 9-0]	Approved DMU-CO [Vote: 5-0]
C14-00-2127	From DMU to CBD	Approved CBD - CO [Vote: 8-0]	Approved CBD - CO [Vote: 7-0]
C14-05-0165	From CBD to CBD-CURE	Approved CBD-CURE-CO [Vote: 7-1-1]	Approved CBD-CURE [Vote: 7-0]

#### **NEIGHBORHOOD ORGANIZATION:**

- Homeless Neighborhood Assn.
- Old Austin neighborhood
- Sentral Plus East Austin Koalition (SPEAK)
- Austin Neighborhood Council
- Downtown Austin Neighborhood Assn. (DANA)

**SCHOOLS:**

Matthews Elementary School  
 O. Henry Middle School  
 Austin High School

**ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek and Town Lake Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is a flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**TRANSPORTATION:**

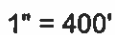
The TIA requirement for this site will be re-evaluated for the site plan application to determine if a study is warranted and cost participation by the owner is required for traffic and roadway improvements to the surrounding street system. Further right-of-way dedication may also be required at this time.

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Rio Grande St	80'	Not built	Collector	No	No	No
W 4 <sup>th</sup> Street	80'	Not built	Arterial	No	Yes	No
W 3 <sup>rd</sup> Street	77'	Not built	Arterial	Yes	No	No
West Ave	78'	40'	Collector	Yes	No	No

**PLANNING COMMISSION RECOMMENDATION:**

The motion to approve CBD-CURE zoning with the understanding that a resolution concerning construction inhibiting the use of and alternate routes to the Lance Armstrong Bikeway and the Shoal Creek Trail will be forthcoming from the Commission, to be sent to the City Council; was approved on the Consent Agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0 with Commissioner Dave Sullivan absent.

**CITY COUNCIL DATE:** August 7, 2008**ACTION:****ORDINANCE READINGS:**      1<sup>ST</sup>      2<sup>ND</sup>      3<sup>RD</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)**PHONE:** 974-7691



**RESOLUTION NO. 20071213-065**

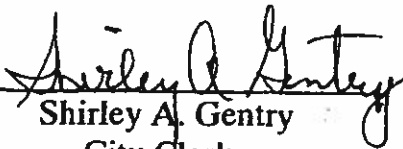
**WHEREAS**, the City desires to redevelop city owned property located in an area to be designated as the Seaholm Development District, an area of land generally located on the western edge of downtown Austin; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

City Council declares its intent and vision for how the particular tracts of property located within the Seaholm Development District should be redeveloped by beginning the process of rezoning the Green Water Treatment Plant site, and the Energy Control Center site to CBD-CURE while complying with any limitations that the Waterfront Overlay or the Capitol View Corridors may impose on these sites and eliminating any floor-to-area ratio restrictions (FAR) on these sites.

**ADOPTED:** December 13, 2007

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



An aerial photograph of an urban area, likely in Los Angeles, showing a mix of residential and commercial buildings, streets, and a river. The image is overlaid with three thick, light green diagonal bands that intersect to form a large 'X' shape. Several labels are present: 'LAMAR BRIDGE CVC' in the upper left, 'SITE' in the center with a blue rectangular outline, 'SOUTH LAMAR AT LA CASA DRIVE CVC' in the lower right, and 'EXHIBIT "C"' in a white box at the bottom right. The 'SITE' label points to a specific building complex. The 'SOUTH LAMAR AT LA CASA DRIVE CVC' label points to a street intersection. The 'EXHIBIT "C"' label is in a white box at the bottom right. The 'LAMAR BRIDGE CVC' label is in the upper left. The 'SITE' label is in the center. The 'SOUTH LAMAR AT LA CASA DRIVE CVC' label is in the lower right. The 'EXHIBIT "C"' label is in a white box at the bottom right.

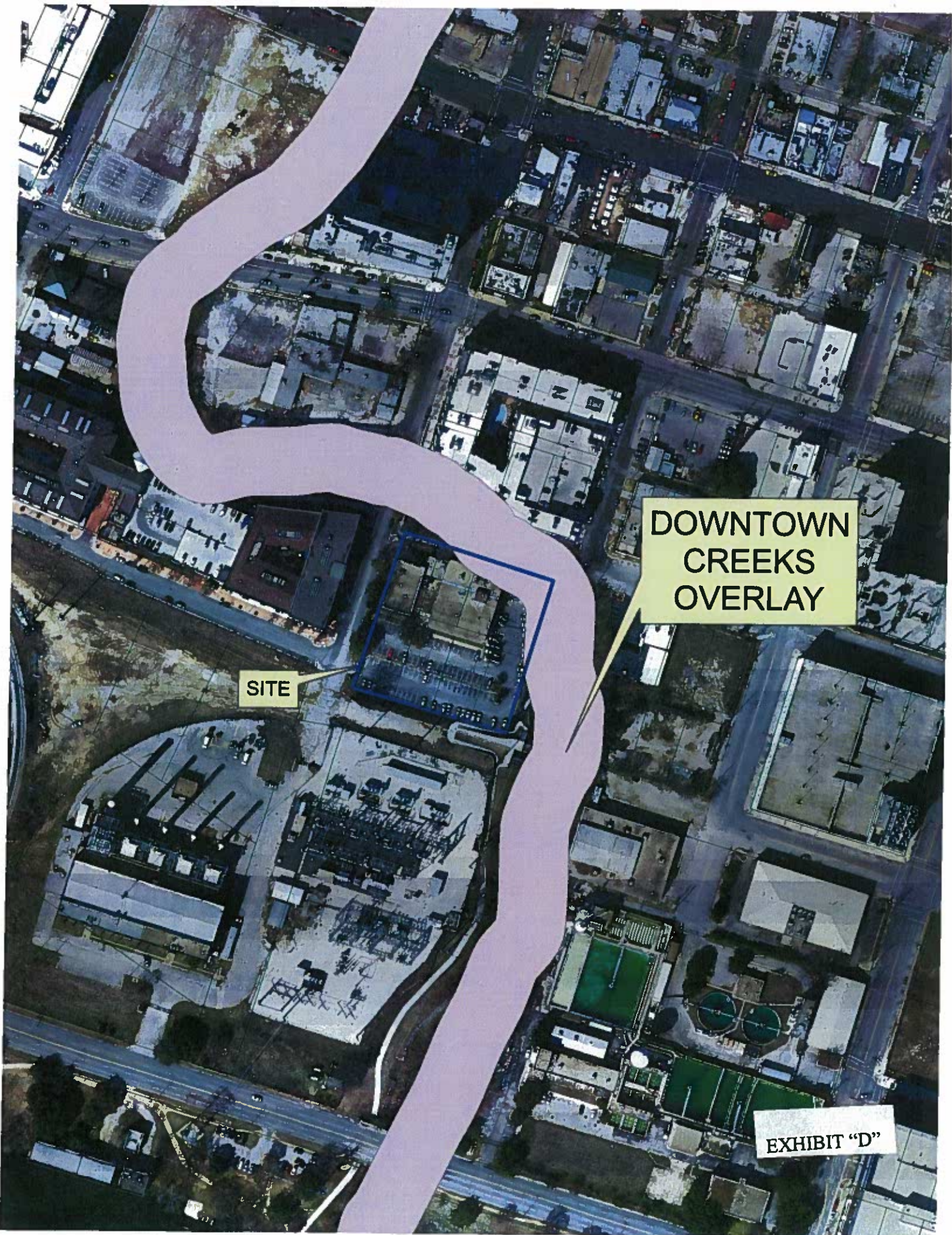
LAMAR  
BRIDGE  
CVC

SITE

SOUTH LAMAR  
AT  
LA CASA DRIVE  
CVC

EXHIBIT "C"





DOWNTOWN  
CREEKS  
OVERLAY

SITE

EXHIBIT "D"



ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 301 WEST AVENUE FROM PUBLIC (P) DISTRICT  
3 TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT  
4 DISTRICT (CBD-CURE) COMBINING DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7  
8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from public (P) district to central business district-central urban  
10 redevelopment district (CBD-CURE) combining district on the property described in  
11 Zoning Case No. C14-2008-0121, on file at the Neighborhood Planning and Zoning  
12 Department, as follows:

13  
14 All of Block 24, Original City of Austin, Travis County, Texas, according to the  
15 map or plat on file at the General Land Office of the State of Texas (the  
16 "Property"),

17  
18 locally known as 301 West Avenue, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "A".

20  
21 PART 2. The site development regulations for the Property within the boundaries of the  
22 CURE combining district established by this ordinance are modified as follows:

23  
24 Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 35.0  
25 to 1.0.

26  
27 Except as specifically restricted under this ordinance, the Property may be developed and  
28 used in accordance with the regulations established for the central business district (CBD)  
29 base district and other applicable requirements of the City Code.

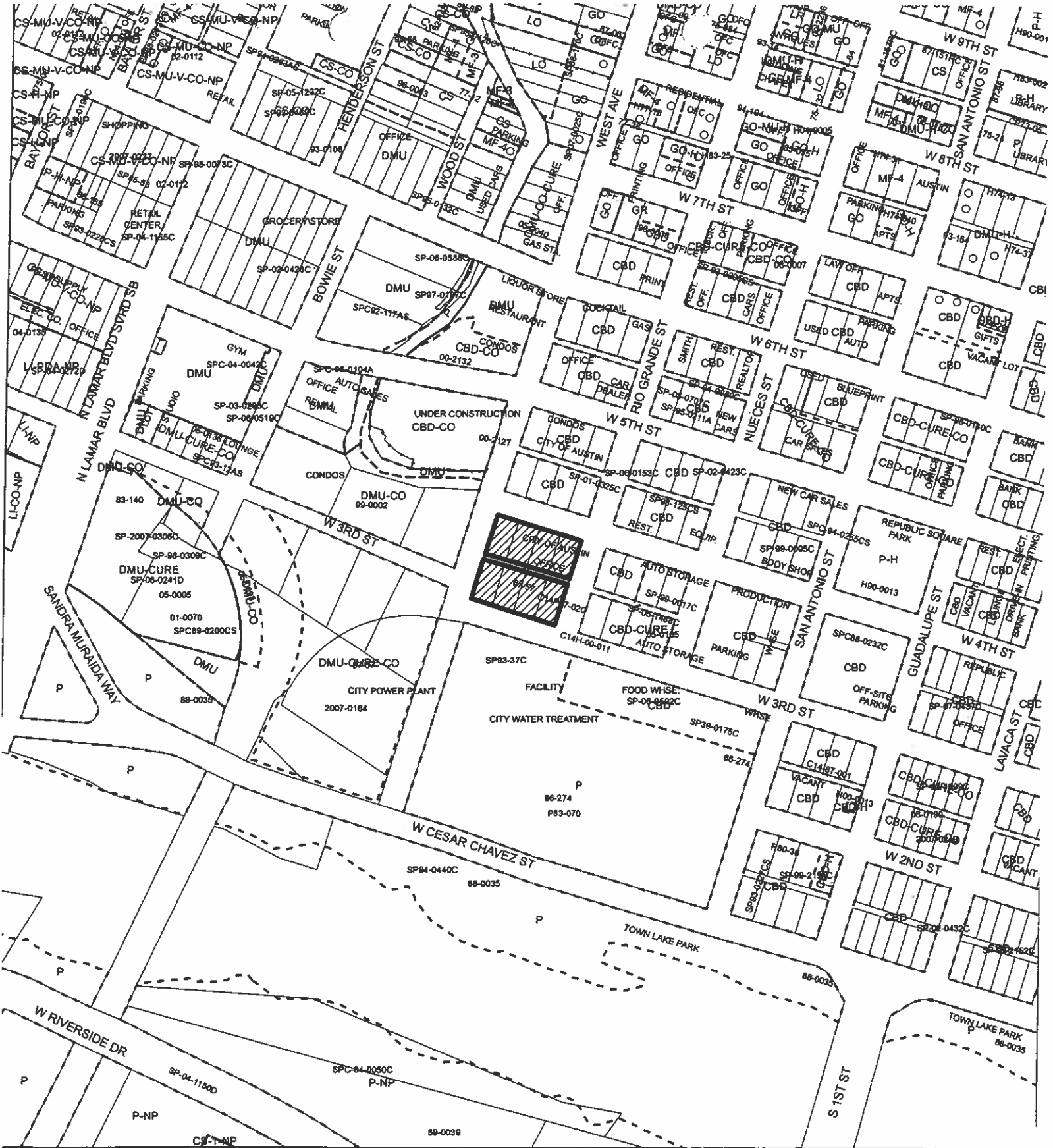
1  
2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
3




4  
5 **PASSED AND APPROVED**  
6

7 §  
8 §  
9 \_\_\_\_\_, 2008 § \_\_\_\_\_  
10

11 Will Wynn  
12 Mayor  
13

14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 David Allan Smith Shirley A. Gentry  
16 City Attorney City Clerk



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

**ZONING**

ZONING CASE#: **C14-2008-0121**  
 ADDRESS: **301 WEST AVE**  
 SUBJECT AREA: **1.7 ACRES**  
 GRID: **H22**  
 MANAGER: **R. LEVINSKI**

**EXHIBIT "A"**



**OPERATOR: S. MEEKS**

1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.